

July 31, 2020

Re: Palmeraie Phase II -City of Scottsdale Comment Response Letter  
Re: 7-ZN-2016#2  
Key Code: 95T74  
CVL Project No.: 1.01.0268924

The following is a summary and response to the comments provided as a part of the 1<sup>st</sup> review for the above referenced project:

### FIRE

6. Please revise the project plans to demonstrate minimum drive aisle width of 24 feet. (Fire Ord. 4283503.2.1)

***Response: All drive aisles are min 24' except for turnaround between buildings.***

7. Please revise the project plans to designate fire lanes for all commercial/multi-family (24' minimum). (Fire Ord. 4283, 503.3)

***Response: Nelsen to show on the site plan.***

8. "Key switch/pre-emption sensor" required for commercial/multi-family/gated communities. Please review the project plans accordingly. (Fire Ord. 4283, 503.6.1)

***Response: Nelsen to show on the site plan***

9. Please revise the project plans to demonstrate fire hydrant spacing, existing and proposed. (Fire Ord. 4283, 507.5.1.2)

***Response: CVL provided Fire Hydrant Plan***

10. Please revise the project plans to demonstrate the location of Fire Department Connection. (Fire Ord. 4283, 912)

***Response: CVL provided cadd file of civil background including FDCS. Nelsen will reference this file into the site plan.***

### Drainage

11. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following:
- a. The Engineer must remove/eliminate the “DRAINAGE AREA LIMITS” from the Preliminary Grading & Drainage (G&D) Plan. A Civil G&D Plan must not show any sub-watershed boundaries on it. (DSPM, Sec.1 & Sec. 4)

***Response: Drainage area limits have been eliminated.***

- b. The Engineer must turn on all existing/surveyed 1.0-foot contours as well as all 1.0-foot proposed contours on the Preliminary G&D Plan. The Engineer must label all existing and proposed contours and darken every 5th contour line. Use different line types for existing and proposed contours if needed. There should be adequate number of finished grade spot elevations and flow direction arrows throughout the plans so that the onsite drainage pattern is understandable. (DSPM, Sec. 4)

***Response: Existing contours have been added. Proposed spot elevation and drainage arrows have been added to clarify proposed conditions.***

- c. Only two (2) cut sheets make the G&D plan extremely crowded and it is very difficult to review and follow the onsite drainage pattern as well as the locations of storm drain networks. Use anywhere between four (4) to six (6) G&D cut sheets in the Preliminary G&D Plan so that it is easy to follow the onsite drainage pattern as well as the locations and functionality of the storm drain networks. Label all the storm drains features (catch basins, manholes, pipes, outfalls, etc.) according to the same naming convention that is used in StormCAD. (DSPM, Sec. 4)

***Response: In order to clarify the plans, unnecessary information has been eliminated from sheets in the hope that this relieves the requirement for more sheets. Pipe sizes, catch basin, out falls and manhole numbers added to plans as requested.***

- d. The Engineer must show and label the jurisdictional dividing line between the Town of Paradise Valley and the City of Scottsdale on all G&D plan sheets as appropriate. (DSPM, Sec. 4)

***Response: Information has been added to plans.***



- e. On the Preliminary G&D Plans, the Engineer must call out/show the Q100 (s) along all those storm drain pipes which convey a  $Q100 \geq 25$  cfs and must verify if a Drainage Easement (D.E.) is dedicated over these storm drain pipes and must label the D.E. where appropriate. (DSPM, Sec. 4-1A)

***Response: Information has been added to plans.***

- f. The Engineer must show/call out the existing condition Q100 (s) for all onsite sub-watersheds on PLATE 2 in the Preliminary Drainage Report. (DSPM, Sec. 4-1A)

***Response: Information has been added to Plate 2.***

- g. The Engineer must show the storm drain profiles for all existing and/or proposed box culverts on one of the plan sheets of the Preliminary G&D Plan. On Preliminary G&D Plan, the Engineer must also show the storm drain profiles for all proposed storm drain pipes which convey a  $Q100 \geq 25$  cfs and over which D.E. have been dedicated. (DSPM, Sec. 4-1A)

***Response: Information has been provided with construction plans for phase 1A. Please consider approval of Phase 2 with the stipulation stating that Phase 1A grading and drainage plans to comply with above requirements. SD profiles have been included in this submittal as a part of the preliminary drainage report.***

- h. The Engineer must show/call out the locations, size, and invert elevations of all storm drain pipes and box culverts in sections A-A & B-B as appropriate. The Engineer must also show the limits of the proposed D.E. in sections A-A & B-B as appropriate. The rule of establishing the limits of the proposed D.E. over a storm drain pipe or over a box culvert was explained to the Engineer in a meeting and this rule must be verified and followed when dedicating the proposed D.E. over a storm drain pipe or over a box culvert. It should be noted that more cross-sections maybe requested by the reviewer during the Improvement Plans review. (DSPM, Sec. 4-1A)

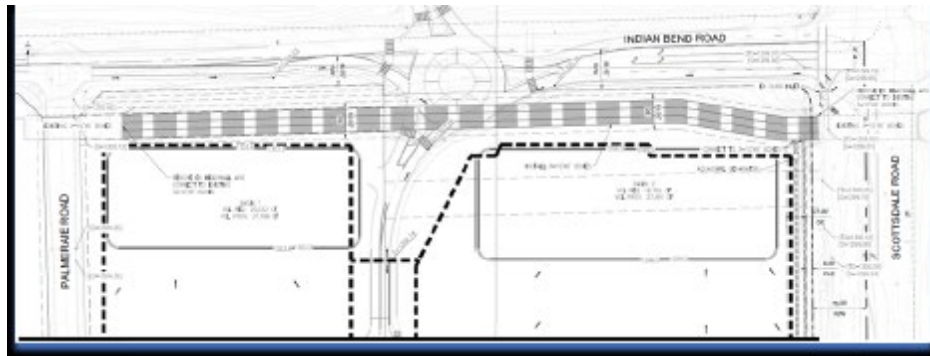
***Response: SD profiles have been included in this submittal as a part of the preliminary drainage report. Limits of required drainage easements have been provided on preliminary grading plans.***



- i. Cite/provide cross-reference of Appendix B in Section 6.2 of the Preliminary Drainage Report in which the “first flush” flowrate calculation by following the City of Phoenix (COP) equation has been provided. The waiver of requiring the 100-year 2-hour full storage granted by the City of Scottsdale in exchange of already paid “in-lieu” fee must also be mentioned in this section of the drainage report. (DSPM, Sec. 4-1A)

***Response: Information has been provided.***

- j. Construction of two temporary stormwater storage basins on the proposed project site for Palmeraie Phase II was required as a part of the proposed improvements on the project site for Palmeraie Phase I (18-DR-2018) which can be seen in the below screenshot. These temporary stormwater storage basins also appear on the Construction Documents aka Civil Improvement Plans which has just been submitted to the City (PC #1184-19). Therefore, these temporary stormwater storage basins must be shown and label as “existing temporary stormwater storage basins” on the Preliminary G&D Plan for Palmeraie Phase II as appropriate. (DSPM, Sec. 4-1A)



***Response: Temporary retention basins have been reflected on plans as requested.***

#### Water and Waste Water

12. Please submit the revised Water and Waste Water Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The Design Reports shall be updated to follow DSPM flow criteria of Sec. 7-1.403. Please contact Water Resources staff Richard Sacks for more information.

***Response: CVL has revised the BOD reports based on land use clarifications from Nelson. Per a phone call with Richard Sack P.E. on May 15<sup>th</sup>, 2019, CVL will continue***

***to use the same design standards used in the Ritz Carlton Master Plan reports and in the previous BOD reports for Palmeraie.***

Engineering

21. Please update the project plans to provide a minimum 6-foot-wide accessible pedestrian route from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi-use trail. (DSPM, Sec. 2-1.310)

***Response: CVL provided pedestrian circulation plan***

Circulation

23. Transportation does not approve of the roundabout design shown on Indian Bend Road at the site entrance. This has been conveyed previously to the applicant's traffic engineer, but the design has not been modified. Please revise the project plans to demonstrate compliance with the previously-stated requirements. (Zoning Ordinance, Sec. 1.204.)

***Response: Revised roundabout has been incorporated into plans.***

Other

25. Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 -Discoveries of archaeological resources during construction.

***Response: Comment understood. The developer has been made aware of the requirement.***

Should you have questions or concerns, please contact me directly at (602) 264-6831 or at [bhensley@cvlci.com](mailto:bhensley@cvlci.com)

Respectfully,

COE & VAN LOO  
Consultants, Inc.



Nicholas Maxwell

City of Scottsdale

Re: Palmeraie Phase II -City of Scottsdale Comment Response Letter

March 16, 2020

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Project Manager